



**Land Use and Long  
Range Planning**

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**ADMINISTRATIVE REVIEW TEAM**

**MEETING MINUTES**

**FEBRUARY 14, 2013**

**Attendees**

Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Barb Cox, Engineering Manager; Alan Perkins, Fire Marshal; Laura Ball, Landscape Architect; Ray Harpham, Commercial Plans Examiner; Aaron Stanford, Civil Engineer; Colleen Gilger, Economic Development Manager; Jonathan Lee, Planning Assistant and Ebony Mills, Office Assistant II.

Gary Gunderman called the meeting to order.

**Case Introduction**

**1. 13-011ARB-MPR – BSC Historic Core District – Tucci’s Restaurant – Signs –  
35 North High Street**

Jonathan Lee said this is a request to install an eight-square-foot ground sign along North High Street, an eight-square-foot wall sign facing North High Street, and an eight-square-foot wall sign facing Darby Street for a restaurant located on the west side of North High Street at the intersection with Wing Hill. He said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). He said a waiver will need to be obtained for the ground sign due to the setback requirements.

Rachel Ray said she had requested that the applicant obtain a property survey to confirm the location of the sign with respect to the High Street right-of-way. She said Planning suggests a condition requiring that the applicant obtain the survey prior to sign permitting. She said the current numbers planning has for the setbacks are estimates.

Mr. Lee said per the Bridge Street Code, the applicant is permitted a maximum of three signs for this single-tenant building with frontage along two rights-of-way, High Street and Darby Street. He said the applicant would like to install one of the signs along Darby Street so that the restaurant would be identifiable from the Darby Street parking lot.

Aaron Stanford said when the restaurant owner previously discussed remodeling the restaurant and constructing the addition to the rear of the building, there was discussion of adding

sidewalks to provide ADA accessibility, but it was determined that the building sits right at the Darby Street right-of-way.

Ms. Ray said that Planning had encouraged the applicant to consider a projecting sign toward the rear of the building to better direct pedestrians to the front of the building, but the applicant preferred a wall sign mounted flat to the back of the building.

Ms. Cox said the sign cannot project too far from the building because it may encroach the Darby Street right-of-way.

Ms. Ray agreed and said that Planning had suggested that the sign be installed perpendicular to the north or south sides of the building, making it visible to Darby Street but not projecting off of the rear building elevation into the right-of-way.

Mr. Gunderman confirmed that there were no further questions and stated that the determination for this case is scheduled for next Thursday, February 21.

## **Determination**

### **2. 13-008MPR – BSC Commercial District – Capitol Cadillac – Signs and Architectural Modifications – 4300 West Dublin-Granville Road**

Rachel Ray said this is a request for exterior modifications to an Existing Structure, including the addition of new wall signs, new façade material, and a new entry portal element for a vehicle sales facility located at the northeast corner of the intersection of Dale Drive and West Dublin-Granville Road in the BSC Commercial District. She said this Minor Project Review application is proposed in accordance with Zoning Code Section 153.066(G). She said the building is located west of the Wendy's headquarters. She explained that this proposal includes removing the pitched cedar shake roof along the southern portion of the building, and recladding the brick façade on the same portion of the building with limestone panels. She stated that two new wall signs are proposed on the south and west building façades, facing West Dublin-Granville Road and Dale Drive, respectively.

She said Planning prefers the suggested changes in "Scenario B" with the main entrance on the west side of the building facing Dale Drive, although she said frontage on SR 161 is also acceptable, since both streets are principal frontage streets. She said the sign height and area exceeds what the Bridge Street Code allows for signs, and the applicant will need to obtain approval of two waivers from Planning and Zoning Commission (PZC) before the signs can be approved. She added that the "Certified Service" sign on the east elevation will need to be removed as it can be seen from the adjacent Wendy's property and therefore is defined as a sign subject to the sign regulations.

Ms Ray said that approval is recommended with the following three conditions:

1. That the applicant construct "Scheme B" with the main building entrance on the west side of the building facing Dale Drive; and
2. That the existing brick be left unpainted to break up the building's massing and provide greater visual interest; and
3. That the window glazing be tinted to reduce the sun's glare to the building's interior.

The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following Site Plan Waiver:

1. Sign height exceeding 15 feet above grade (18 feet, 6 inches on Dale Drive and 19 feet, 9.5 inches on West Dublin-Granville Road).

The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the following Site Plan Waiver:

2. Sign area exceeding 50 square feet on Dale Drive (77 square feet total) and exceeding 37.25 square feet on West Dublin-Granville Road (77 square feet total).

John Oney, Architectural Alliance Ltd., the applicant, said he and his client have been pleased with the ease of working with the Administrative Review Team. He said he agrees to all of the proposed conditions. He said he will contact the sign vendor to determine if the size of the signs on Dale Drive and West Dublin-Granville Road can be reduced to meet Code; otherwise, they will seek approval from the PZC for the waiver to sign area. He said the Certified Service Sign needs to remain per Cadillac requirements.

Ms. Ray said that sign would need to be added to the request for a waiver.

Mr. Oney requested that the third condition be modified to read, "That the windows use bronze glass and framing to better coordinate with adjacent development and to reduce the sun's glare to the building's interior," referring to the similar window treatment at the Wendy's headquarters building to the east.

Ms. Ray said she would modify the wording and would discuss the available PZC dates with Mr. Oney to determine which upcoming meeting date to target for the PZC waiver review.

Ray Harpham said he is satisfied with the placement of the ramps based on the previous discussion on accessibility.

Mr. Gunderman confirmed that Mr. Oney agreed to the three conditions. He confirmed that the Administrative Review Team members had no further comments on this application and stated that this request for Minor Project Review had been approved with three conditions:

1. That the applicant construct "Scheme B" with the main building entrance on the west side of the building facing Dale Drive; and
2. That the existing brick be left unpainted to break up the building's massing and provide greater visual interest; and
3. That the windows use bronze glass and framing except for the glass around the entry to reduce the sun's glare to the building's interior and to better meet the intent of the Bridge Street District regulations by coordinating with the architectural character of adjacent development including the Wendy's headquarters building.

The Administrative Review Team recommends that the Planning and Zoning Commission consider **approval** of the following Site Plan Waiver:

1. Sign height exceeding 15 feet above grade (18 feet, 6 inches on Dale Drive and 19 feet, 9.5 inches on West Dublin-Granville Road).

The Administrative Review Team recommends that the Planning and Zoning Commission consider **disapproval** of the following Site Plan Waiver:

1. Sign area exceeding 50 square feet on Dale Drive (77 square feet total) and exceeding 37.25 square feet on West Dublin-Granville Road (77 square feet total).

### **Administrative**

Mr. Gunderman asked Ms. Ray to provide a brief update regarding potential upcoming applications. Mr. Gunderman asked if there were any changes to the February 7, 2013 meeting minutes.

Ebony Mills stated that Mr. Harpham submitted changes prior to the meeting. Mr. Gunderman accepted the minutes into record as amended.

Gary Gunderman confirmed there were no further items of discussion and adjourned the meeting.